



**ZONING BOARD OF APPEALS
TOWN OF MONTAGUE
ONE AVENUE A
TURNERS FALLS, MA 01376**

**MINUTES FROM FEBRUARY 24, 2016
PUBLIC HEARINGS #16-01 AND #16-02
(CONTINUED TO MARCH 9, 2016)**

Meeting being taped.

PRESENT: Ernest Brown Chairman, Robert Sojka Member, William Doyle Alt. Member, David Jensen Zoning Enforcement Officer, Karen Casey-Chretien Clerk, Rene Engebretsen, Carol Ann Dearnely, Christopher Sawyer-Laucanno, Robert Obear, Jeanne Golrick, Peter Golrick, Susan McCarthy, Kevin McCarthy, Kevin Hurd and Thomas Wyman

EB: First I'm going to call the meeting to order. Because we only have 3 members the process is a little different.

DJ: It takes 4 members to vote in the affirmative to pass anything. Three members to constitute a quorum of a five member board. I'm suggesting the Board consider opening the hearing and then pick a date in the future when they will be meeting again. I think it's unfair to do a hearing and take testimony. There is a process where absent members can listen to the tapes and vote but I don't think that would produce a particularly fair result for anybody. We're past the posted date for each of the hearings time wise. The second hearing was set for 7:15 and it's now 7:19. Just open set a date certain.

Meeting opened at approximately 7:20

Hearing #16-01 33 Bridge St. and 26 E. Main St., Millers Falls, MA

EB: Opens the meeting for Public Notice#16-01.

Karen Casey-Chretien Clerk: Reads the notice.

50 Notices were sent 9 returned 1 undeliverable 8 did not object and 1 did object.

No oral or written testimony was taken.

The Board voted to continue the Hearing to March 9, 2016 at 7:00 PM at Montague Town Hall, One Avenue A, Turners Falls, MA in the downstairs conference room. EB, RS, WD - yes

Hearing #16-02 451 Millers Falls Rd., Millers Falls, MA

EB: Opens the meeting for Public Notice #16-02.

Karen Casey-Chretien Clerk: Reads the notice.

14 sent 6 returned 4 did not object 1 object and 1 undecided with written testimony .

No oral or written testimony was taken.

The Board voted to continue the Hearing to March 9, 2016 at 7:15 PM at Montague Town Hall, One Avenue A, Turners Falls, MA in the downstairs conference room. EB, RS, WD - yes

Meeting closed at approximately 7:30 PM. -- EB, RS, WD - yes

July 27, 2016

Vote to approve minutes of February 24 / March 9, 2016 and April 13, 2016

Motion by Robert Sojka; second Richard Ruth WD, EB, all yes. Alan Ripengill not voting. (was not present at hearings).



ZONING BOARD OF APPEALS
TOWN OF MONTAGUE
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MINUTES - Hearing 16-01
Continued from February 24, 2016
March 9, 2016
Approved July 27, 2016

7:00 pm Downstairs Conference Room, 1 Avenue A, Turners Falls, MA
No recording, minutes from notes

EB Ernest Brown
RS Robert Sojka
RR Richard Ruth
WD William Doyle
RO - Robert (Bob) Obear - Applicant
C SL Chris Sawyer-Laucano
DJ David Jensen

Attendees:

JG Jeanne Golrick
PG Peter Golrick
See sign in sheet

EB – Open hearing 7:00

JG Objected to hearing. Defective notice Board invited to view notice of continued hearing outside.

EB Board declines to view notice at this time.

JG “illegal” (?)

DJ Reads Notice of Public Hearing (corrected version).

C SL Presentation of project at 33 Bridge St a/k/a 26 E. Main St.

BO Gap in town of 1 bedroom and 2 bedroom units.

C SL Code review & (fire protection)

BO Architectural plans submitted.

WD Square footage? Discussion

RR Property Management Plan submitted. Reviewed

BO Same as 110 L Street. Dumpster contracted, property manager at property also maintains Laundromat. Security system with cameras.

DJ Egress? (BO) Side and rear to parking.

JG Lot behind Hotel? (answer DJ) owned by Town not part of project.
PG questions/objections
Law re: Site Plan Review - Section (8)
(The required) Management Plan (was only) submitted today.
6.2.1(requires) 1.5 parking spaces per dwelling (11spaces) retail/office 1 per 175
sq. ft. plus employee parking.
The building is over 5000 sq. ft.

BO No current plans for the commercial floor
C SL 3,800 sq. ft. converted to residential

DJ Explains: re Site Plan Review
The parking review is for the residential units only. In the CB district the 175 sq ft
per space is not required. As of this date the commercial space does not have a
proposed use and may very well require a Special Permit or further site plan
review. The 5000 sq. ft. review triggers by the area altered by the change of use.
All other areas of the building are merely being renovated for the same general
layout and use.

RS Parking; How are spaces designated and or assigned if there is no paving?
BO (answer not clear)
BB (audience) Who will live there?
BO Any one that contributes to Millers Falls. (I) screen tenants, \$25 application fee &
CORI.
RR Rent?
BO \$800-\$1100

RS (Confirming) lighting downward, ambient lights
DJ Where are the spaces behind the building? On drawing. Discussion - parking &
screening. 7 existing +4 is 11 spaces
JG (Should this be a) Subdivision? (Yes ANR 81-L)
Location of parking on 34-R. (No, not in application)
Generally (?)
RR (Other) parking attached to lots.
BO (Project) fix a problem.
EB Hearing closed.

VOTE:

WD yes with Stipulation 1)ambient light. 2) screening, 3)security & lights
RR Richard Ruth yes
RS Robert Sojka yes
EB Ernest Brown yes
Hearing closed 7:50 pm

MINUTES Hearing 16-02
Continued from February 24, 2016
March 9, 2016
Approved July 27, 2016

7:15 pm Downstairs Conference Room, 1 Avenue A, Turners Falls, MA

Hearing 16-02 Continued from February 24, 2016

No recording, minuets from notes

TW Thomas Wyman Applicant

EB 7:55 re-opens 16-02 continued from February 24, 2016

RS Robert Sojka

RR Richard Ruth

WD Willian Doyle

DJ David Jensen reads notice: 14 notices sent; 6 returned, 4 did not object, 1 objected, 1 undecided.

KH- Kevin Hurd -..Neighbor #443 MF Rd concerned traffic & area parking. Refers to history.

KMc Kevin McCarthy-KH-TW: "Neighbor and "neighborhood" discussion

KH, KMc, TW Back and forth with Board. Discussion of use and restrictions?

1900's to the "40's" Packard Garage, next owner Macken various commercial uses, held gas sales permit until sale to Wyman.

Use restrictions considered

RR Motor repair (#) employees?

TW Electrical Contracting (#?) & motor shop (one). Now separate corporations & _____. That may change. I own both.

Letter from abutter Beauboian (in file)

RS RE: Beauboian letter, 3-phase power into building & diesel engines & driveway.

TW explains: single phase ---- will be using 3-phase converter.

(I have) no diesel engines. Neighbor has diesel truck, running a ____ briefly days.

RS Driveway?

TW driveway split with easement to neighbor
Bld 40 x 80' lot 50' x 200' Have 10' on side

RS Comment re: (improving) general condition, façade, dumpster and parking

TW (Has) plans for dumpster cement pad & fence / gas station style facade and period lighting

DJ-TW-RS occasional on and off street parking problem.

EB Move to vote Conditions?

Stipulation discussion

Stipulations/conditions Retail Tom Wyman only not transferable; same hours; improve dumpster; monitor parking; consider facade

EB calls vote

WD - YES Permit to owner with commitments

RR same to owner YES

RS owner + facade Yes

EB yes w/stipulations

EB close hearing

Public Comment: Jeanne Golrick (JG)

JG Question on being on Agenda

DJ You were on Feb 24 agenda that was posted late. We are here to redo the hearings and that agenda. You were on it for Public Comment.

JG handout (copy not available)

JG Fraudulent (#16-01?)..... re previous hearing John Burek vote recorded when not present. Discussion

EB Hold it.

EB (to clerk) correct the vote

Review Rules and Regulations – Passed over

Motion to adjourn 8:29 WD-RR-RS-EB – yes

July 27, 2016

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